



Offers in the Region of
£339,500
(Freehold)

Mearns Motors Limited

Units 12 & 13, Laurencekirk Business Park, Laurencekirk, AB30 1EY



Well-established repair and MOT garage

Prime trading location with ample parking

Sale of profitable and reputable small company

Substantial property with benefit of spacious workshop areas

Online booking system



Opportunity to add a specialised motorbike MOT area and extend operating hours

Public diesel pump point

Jet Wash Operating System for added income

Member of Good Garage Scheme

Sale of shares preferred



DESCRIPTION

Established in 2004, this reputable company operates from a substantial property ideally located in the popular Laurencekirk Business Park which is easily accessed from the A90. With a reputation for a high level of service and professionalism, the location of this family run company lends itself to an extensive loyal clientele from the town and the surrounding areas. The company has been operating for many years and is proud of its reputation and loyal customer base.

The company currently trades from 2 buildings – one of which is owned by the company with a second which is rented. There are a total of 6 service bays across the 2 units as well as a dedicated MOT area.

The business is equipped to an extremely high standard, meeting licensing and industry specifications. The garage has excellent diagnostic equipment that enables an efficient fault-finding regime resulting in a high level of customer service. The exceptionally well laid out subjects are sold with a full inventory of highly functional equipment, fixtures and fittings. The company also benefits from membership of the Good Garage Scheme.

TRADE

Mearns Motors is an established profitable company deriving income from the servicing and MOT of vehicles, class 4, 5 and 7. Additional income is generated from tyre changes, the vehicle jet wash, which is available to customers and the public 24/7. This around-the-clock service attracts a wide range of users, providing convenience for those looking to clean their vehicles at any time. Additionally, the diesel pump serves customers during normal operating hours, further diversifying the revenue streams for the business. Together, these services enhance overall profitability while catering to the needs of the community. The business has a small, liveried van ideally size to suit the needs of the business.

The company benefits from membership of the Good Garage scheme, the Federation of Small Businesses and the Scottish Motor Trade Association. The sale includes an extensive list of equipment that can be found onsite. A detailed list can be supplied to interest parties upon request.

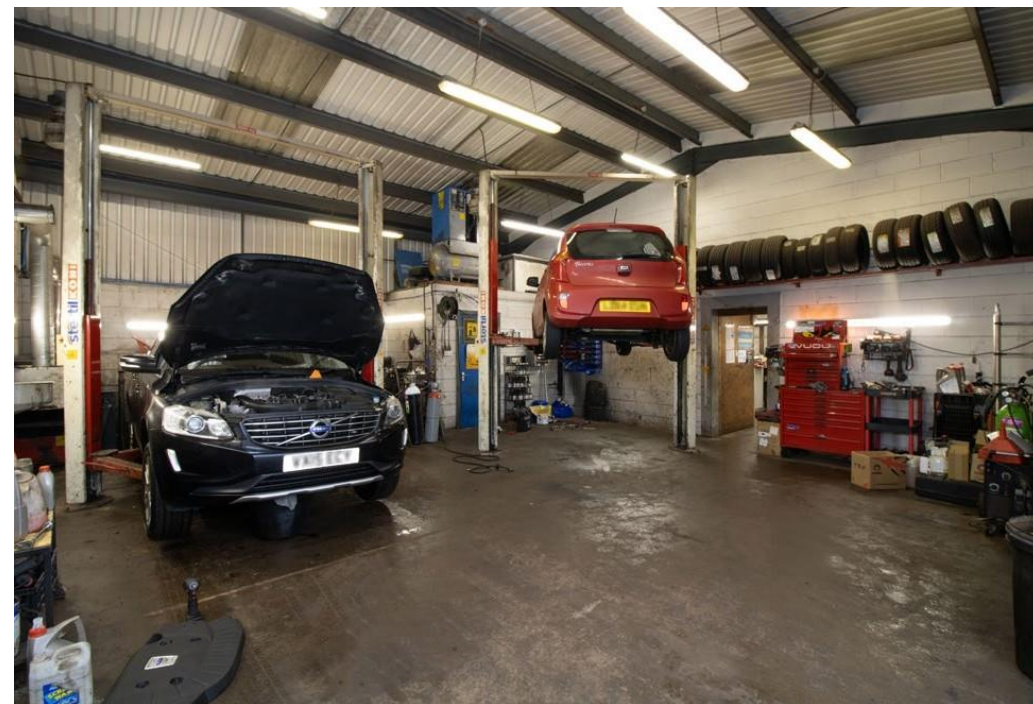
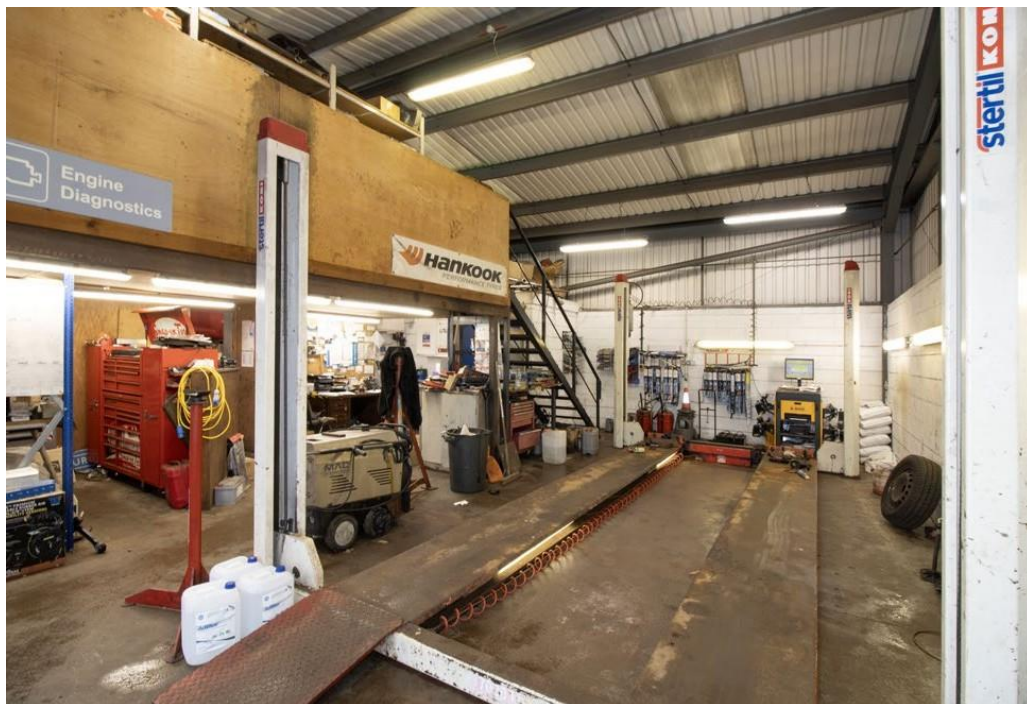
The present owners run the business operation 5 days per week, Monday – Friday, 8am – 6pm.

REASON FOR SALE

The owners have operated the company for over 21 years and during this time it has provided them with a rewarding and enjoyable lifestyle. The current owners have now decided to retire which brings this sound investment opportunity to the market. A sale of company shares is preferred.







LOCATION

Laurencekirk is a small town in Aberdeenshire, Scotland, situated just off the A90 Dundee to Aberdeen main road, approximately 15 miles south of Stonehaven. Located just 30 miles south of Aberdeen, Laurencekirk has a population of around 3,500 residents and is surrounded by rolling hills, lush farmlands, and breathtaking countryside. Affectionately known as Lournie or "the Kirk", the town is part of the historic county of Kincardineshire and is the largest settlement in the Howe o' the Mearns area (Lewis Grassic Gibbon country). The nearest schooling is Laurencekirk Primary School with secondary education at Mearns Academy. Fishing can be taken on the nearby North and South Esks. Golf courses are found at Montrose, Stonehaven, Brechin and Edzell, whilst the championship course at Carnoustie is within easy driving distance. The village has a post office together with an extensive range of shopping, business and leisure facilities.

The A90 provides fast access to Aberdeen as well as to Dundee and the south. The A92 coast road links Stonehaven to Dundee via Montrose and Arbroath. Both Aberdeen and Dundee provide all the services expected of major cities. Aberdeen Airport has a range of domestic and European flights, and there are direct services from Dundee Airport to London Stansted and Amsterdam.

THE PROPERTY

The business is made up of two distinct properties. The main workshop, which is owned by the company, is detached and consists of 3 well provisioned car maintenance bays, all access through a vehicle roller shutter door. To the centre of the space is the MOT testing area. The space lends itself to the possibility of adding a new specialised motorbike MOT area. On the right-hand side of the building is the customer reception area, which serves the entire site, along with the owner's office. Customer toilets are also provided in this building.

This well-finished bespoke building was built by the company and sits on a Council land under a long-term ground lease. The lease term runs to 2033 and there is provision to extend the lease by a further 25 years provided 6 months' notice of intention to do so is given. A further side building, units 11, 12 and 13, benefits from 3 well provisioned car maintenance bays with interconnecting doors. Each unit has a vehicle roller shutter and houses a maintenance bay, with unit 12 having 2 bays, together with a staff WC and some storage. Unit 13 also benefits from an office area. There are 8 years left to run on the lease of these units and we understand the landlord would be open to extending the lease by a further 25 years. Rent is reviewed every 3 years.

Between the two building structures, there are two containers designated for storage, along with a staff welfare unit. The welfare unit provides essential kitchen and dining facilities, allowing staff to take breaks and prepare meals comfortably. These buildings sit on level ground which could be built on with the prerequisite statutory authority approvals, allowing the new owners to extend the business.

The buildings and ground lease have a total annual cost of £22,600 at 2024.

GROUNDS

The site features generous-level parking conveniently located at the front of the buildings, as well as on the right-hand side. This ample parking space allows for easy access for customers and employees, making it a practical choice for those visiting the business. The grounds are leased from the local council.

PUBLIC FACILITIES

The business offers a jet wash and diesel pump connected to a 5000litre bunded tank. These facilities are accessible to the public 24/7, contributing significantly to its profitability, increasing the business's financial success. These services attract a diverse range of customers, enhancing revenue streams and providing a steady income. The convenience of having these facilities available not only meets the needs of local drivers but also positions the business as a valuable resource in the community.

SERVICES

The business benefits from mains electricity, water supply and drainage.

ACCOUNTS

Full accounting information will be made available to interested parties subsequent to viewing.

EPC RATING

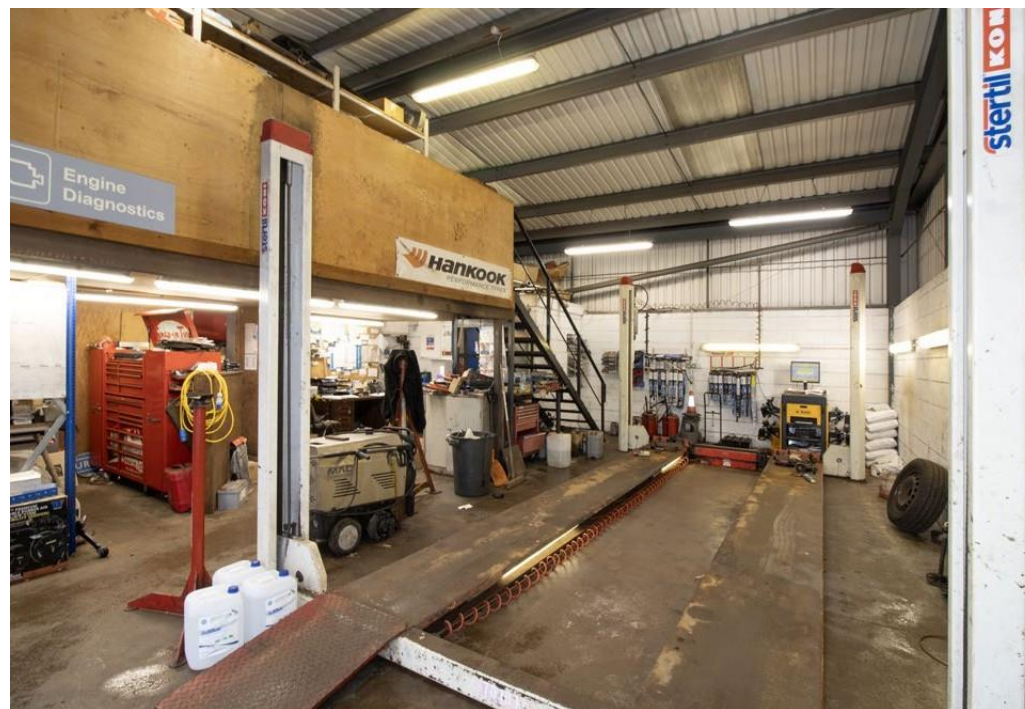
The EPC rating for the retail unit is 'TBC'

TITLE NUMBER

The title number for the retail unit is KNC20037

RATES / COUNCIL TAX

The retail unit has a rateable value of £21,500 as at April 2023, property reference number VR38693.







WEBSITE

www <https://www.mearnsmotorsltd.co.uk>

PLANS

An indicative plan is available upon request from the selling agents ASG Commercial.

PRICE

Offers in the Region Of £339,500 are invited for the acquisition of the company shares including goodwill, freehold property and trade contents (according to inventory). Stock will be sold separately at valuation.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

DIRECTIONS

See location map. What3words reference is ///establish.operating.reserving

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

Tel: 01463 714757 (5 Lines)

E: admin@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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